

File No./Escrow No.:
Officer/Escrow Officer: Brandy Beard

AmeriTitle, LLC
1650 Elk Creek Dr.
Idaho Falls, ID 83404
(208)524-6600

Property Address: **Enter Address Here**
IDAHO FALLS, ID 83402 (BONNEVILLE)
()

Buyer: **Enter Buyer's Name(s) Here**

Seller: **Enter Seller's Name(s) Here**
Seller's address
Idaho Falls, ID 83402

Lender: Canopy Mortgage, LLC
360 Technology Ct., Ste. 200, Lindon, UT 84042

Settlement Date:
Disbursement Date:

Description	Buyer		
	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Sale Price of Property		\$,000.00	
Deposit			\$1000.00
Seller Concessions (3%)			\$ 00
Prorations			
July HOA dues Assessments 7/14/2023 to 8/1/2023		\$	
2023 ESTIMATED County Taxes 1/1/2023 to 7/14/2023 @ \$1,710.58/Year			\$
Payoffs			
Consumer Debt Payoff (Borrower) to Apple Card		\$	
New Loans			
Loan Amount			\$ 00
Our origination charge \$2,832.21		\$	
Appraisal Fee to Axis Appraisal		\$00	
Credit Report to Credit Plus		\$00	
Mortgage Insurance Application Fee to Canopy Mortgage, LLC		\$	
Tax service to Canopy Mortgage, LLC		\$ 00	
Prepaid Interest (42,6800 per day from 7/14/2023 to 8/1/2023)		\$	
Homeowner's Insurance Premium to ALPINE INSURANCE		0	
Homeowner's Insurance \$37.00 per month for 3 mo.		\$ 00	
Property Taxes \$142.54 per month for 4 mo.		\$	
Aggregate Adjustment			\$
Underwriting Fee to Canopy Mortgage, LLC		\$ 00	
Processing Fee to Canopy Mortgage, LLC		\$ 00	
Title Charges			
Title - Lender's Title Insurance to AmeriTitle, LLC		\$ 00	
Title - ALTA 22-06 - Location Endorsement(s) to AmeriTitle, LLC		\$ 00	
Title - ALTA 8.1-06 - Environmental Protection Lien Endorsement(s) to AmeriTitle, LLC		\$00	
Title - ALTA 9-06 - Restrictions, Encroachments, Minerals Endorsement(s) to AmeriTitle, LLC		\$00	
Title - ALTA 5-06 Planned Unit Development - Assessments Priority Endorsement(s) to AmeriTitle, LLC		\$00	
Title - Courier/Delivery/Postage Fee to AmeriTitle, LLC		\$ 00	
Title - Settlement or Closing Fee to AmeriTitle, LLC		\$	
Title - Closing Protection Letter Fee to AmeriTitle, LLC		\$00	
Government Recording and Transfer Charges			
eRecording Fees Paid to Simplifile - Buyer/Borrower to AmeriTitle, LLC \$14.25		\$	
Recording fees: Deed \$30.00		\$00	
Mortgage \$45.00		\$ 00	
Additional Settlement Charges			
HOA transfer fee to Linden Trails Property Owners Association, Inc. \$75.00		\$	
Transaction Fee to Top Notch Real Estate Inc. \$350.00		\$00	
Prepay of HOA to Linden Trails Property Owners Association, Inc. \$1,046.95		\$	
	P.O.C.	Debit	Credit
Subtotals	\$0.00	\$	\$
Due From Buyer			\$
Totals	\$0.00	\$	\$